

**AGENDA RESULTS
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
JUNE 8, 2023**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, JUNE 8, 2023**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2ND FLOOR HEARING ROOM**. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>.

SIGN LANGUAGE INTERPRETER: A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

Further information may be obtained by visiting the City of Columbus Zoning Office website at <http://www.columbus.gov/bzs/zoning/Development-Commission> or by calling the Department of Building and Zoning Services, Council Activities Section at 614-645-4522.

THE FOLLOWING POLICY ITEM WERE HEARD ON THE 4:30 P.M. AGENDA:

Presentation and Discussion (no action)

1. Minor Zoning Code changes: Chapter 3312, Off-Street Parking and Loading; miscellaneous corrections and adjustments to Chapter 3333, Apartment Districts; Chapter 3365, M-1 Manufacturing District; and Chapter 3367; M-2 Manufacturing District.
Shannon Pine; Chief Zoning Official
Department of Building and Zoning Services
614-645-2208; spine@columbus.gov

THE FOLLOWING APPLICATIONS WERE HEARD IMMEDIATELY AFTER THE POLICY ITEM:

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| 1. APPLICATION: | Z23-004 |
| Location: | 5200 WINCHESTER PIKE. (43110) , being 27.56± acres located on the north side of Winchester Pike, 1,650± east of Shannon Road (535-307599 & 535-307600; Greater South East Area Commission). |
| Existing Zoning: | R, Rural District. |
| Request: | L-M, Manufacturing District (H-35). |
| Proposed Use: | Light manufacturing and lumber yard. |
| Applicant(s): | Strait Real Estate LLC & Arnold Estate Investments II LLC; c/o Thomas L. Hart, Atty.; 5029 Cemetery Road; Hilliard, OH 43206. |
| Property Owner(s); Planner: | The Applicant. Joe Rose; 614-645-3526; jmrose@columbus.gov |

APPROVAL (4-0) conditioned on the revised limitation text dated 6/1/23 and the revised site plan and landscape plan dated 6/6/23; motion to vote by Ingwersen, seconded by Keyes-Shanklin.

2. **APPLICATION:** [Z23-020](#)
Location: **3662 AGLER RD. (43219)**, being 1.65± acres located at the northwest corner of Agler Road and Stelzer Road (520-162411; Northeast Area Commission).
Existing Zoning: R-1, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Automobile repair and paint shop.
Applicant(s): Xyzit Property Group, LLC c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Kenneth C. Baker Tr.; 2650 Stelzer Road; Columbus, OH 43219.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (4-0); motion to vote by Keyes-Shanklin, seconded by Ingwersen.

3. **APPLICATION:** [Z23-002](#)
Location: **6675 SHOOK RD. (43137)**, being 9.31± acres located at the southwest corner of Shook Road and London-Groveport Road (150-000429; Far South Columbus Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Mixed-use development.
Applicant(s): Central Ohio Transit Authority (COTA) c/o Brian Metz, Agent.; 400 West Nationwide Boulevard, Suite 225; Columbus, OH 43215.
Property Owner(s): Columbus Regional Airport Authority; 4600 International Gateway; Columbus, OH 43219.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (4-0); motion to vote by Ingwersen, seconded by Keyes-Shanklin.

4. **APPLICATION:** [Z23-013](#)
Location: **5285 GENDER RD. (43110)**, being 4.77± acres located on the west side of Gender Road, 1,600± feet north of Lehman Road (490-169288; Greater Southeast Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Vatri Development and Construction; Sean Mentel; 250 East Town Street, Suite 200; Columbus, OH 43215.
Property Owner(s): Larry G. Vatri; 5285 Gender Road; Columbus, OH 43110.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

TABLED (4-0); motion to vote by Keyes-Shanklin, seconded by Ingwersen.

5. **APPLICATION:** [Z23-018](#)
Location: **1480 CHESAPEAKE AVE. (43212)**, being 0.16± acres located on the north side of Chesapeake Avenue, 500± feet east of North Star Avenue (010-300798; Fifth by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Eric D. Martineau; 3006 North High Street, Suite 1A; Columbus, OH 43202.
Property Owner(s): T. Jordan and Megan Tarrier; 1968 North Devon Road; Columbus, OH 43212.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL (4-0); motion to vote by Ingwersen, seconded by Keyes-Shanklin.

6. **APPLICATION:** [Z23-022](#)
Location: **2802 E. 5TH AVE. (43219)**, being 0.18± acres located at the northwest corner of East 5th Avenue and Morris Avenue (010-031623; East Columbus Civic Association).
Existing Zoning: C-2, Commercial District.
Request: C-4, Commercial District (H-35).
Proposed Use: Commercial development.
Applicant(s): Ormabuk Motors, LLC; 1407 Gray Meadow Drive; Columbus, OH 43223.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (4-0) conditioned on the continuation of Applicant working with Planning Division staff to address comments; motion to vote by Keyes-Shanklin, seconded by Ingwersen.

7. **APPLICATION:** [Z23-024](#)
Location: **4300 ALKIRE RD. (43228)**, being 6.4± acres located on the north side of Alkire Road, 400± feet west of Demorest Road (160-000220; Westland Area Commission).
Existing Zoning: R, Rural District (Pending Annexation).
Request: L-AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development LLC; c/o Jeffery L. Brown, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Bible Truth Tabernacle; P.O. Box 44035; Columbus, OH 43204.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL (4-0) conditioned on the revised limitation text dated 6/5/23 and the revised site plan dated 6/5/23; motion to vote by Ingwersen, seconded by Keyes-Shanklin.

8. **APPLICATION:** [Z23-023](#)
Location: **4975 WARNER RD. (43081)**, being 5.41 ± acres located on the south side of Warner Road, 2,000 feet± west of North Hamilton Road (200-00617 & 200-00620; Rocky Fork-Black Accord).
Existing Zoning: R, Rural District (pending annexation).
Request: AR-1, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Edward Hock, et al; 4975 Warner Road; Columbus, OH 43081.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (4-0); motion to vote by Keyes-Shanklin, seconded by Ingwersen.

9. **APPLICATION:** [Z22-061](#)
Location: **1171 CLEVELAND AVE. (43201)**, being 0.08± acres located at the northeast corner of Cleveland Avenue and Essex Avenue (010-044566; Milo-Grogan Area Commission).
Existing Zoning: AR-3, Apartment Residential District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Automobile charging station.
Applicant(s): Columbus Yellow Cab Co.; c/o Jackson B. Reynolds, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL (4-0) conditioned on the revised limitation text dated 10/5/22 and the revised site plan dated 6/8/23; motion to vote by Ingwersen, seconded by Keyes-Shanklin.

111 N. Front Street – Columbus OH 43215 – 614-645-7433 – bzs.columbus.gov

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| Director’s Office | (614) 645-7776 | Research/Records Center | (614) 645-6082 |
| Building Plan Review | (614) 645-7562 | Zoning Clearance | (614) 645-8637 |
| Code Enforcement | (614) 645-2202 | Zoning Public Hearings | (614) 645-4522 |
| Customer Service Center | (614) 645-6090 | Zoning Confirmation Letters | (614) 645-8637 |
| Engineering Plan Review | (614) 645-0032 | | |